

## LAND BANKING INFORMATION REPORT

April 5, 2005

LEASE NO(S). 3295	LESSEE: Alton Trust	COUNTY: Madison	DNRC RECOMMENDATION: SELL
SALE NUMBER/S AND LEGAL	Sale No: 222 Legal LOTS 1_2_ N2_N2SW4      Sec. 36 Twn. 6S Range: 2W   Acres 479.08		
AREA OFFICE	Northwestern Land Office: Northeastern Land Office:	Southwestern Land Office: Southern Land Office:	Central Land Office: Eastern Land Office:
Current Classification:	Ag: <u>Grazing</u> Timber:      Other		
Nominated by:	Department <u>Lessee</u>		
Isolated	Yes:      No:      Reason and describe:		
Parcel surrounded by other public land?	Yes: <u>No</u> If yes, explain:		
Parcel surrounded by other conservation easements?	Yes: <u>No</u> If yes, explain: Developed on the North and East Conservation easement on the South and West		
Results of MEPA determine significant for threatened or endangered species?	Yes: <u>No</u> If yes, explain:		
Does the parcel/s provide public access to other public or state lands?	Yes: <u>No</u> If yes, explain:		
Does the parcel/s provide access to adjacent private lands?	<u>Yes</u> - No:      If yes, explain      Permanent easement on the tract for a road that provides access to adjacent private land...will not be affected by sale.		
Parcel/s income and productivity	Produces less than average rate of income <u>Yes</u> No _____ High market value <u>Yes</u> No low return of asset <u>Yes</u> No High administrative costs compared to other similar parcels      Yes <u>No</u> Potential to increase productive capacity of the land      Yes <u>No</u> The current annual return on asset for the parcel is 0.11%.		
Parcel/s impact on the diversity of the overall asset portfolio within its	Reduces classified grazing lands a minor amount		

land classification.	
Extent of infrastructure	Roads: private road on north section line Water: Developed spring  Availability of Utilities power: Y telephone: water: sewer:
Potential for appreciation or depreciation in the value of the parcel	Parcel has potential to appreciate due to location in Madison Valley
Potential for development or value-added activities that complement local and statewide economic development.	Has potential for development for residential purposes.

Recommendation to sell or retain parcel: <b>SELL: Sell</b> <b>SELL:</b> <b>RETAIN:</b>
Reasons for Recommendation:  Lower than average productivity, lower than average return on asset value, potential for high value and revenue during sale will provide opportunity to purchase more acreage with access and blocked with state land

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

*This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.*

Garry Williams  
\_\_\_\_\_  
Signature of Individual Completing the Form

3/24/2005  
\_\_\_\_\_  
Date

REVIEW BY DIVISION ADMINISTRATOR

*Thomas M. Williams*  
\_\_\_\_\_  
Signature of Division Administrator

4/25/05  
\_\_\_\_\_  
Date